

PRE21-022 SWISHER HALL

BUILDING NOTES:

- A Building Permit is required, and the structure shall meet the requirements of the Washington State Building Code and Sequim Municipal Code Title 15.
- New rehearsal space to be a separate fire area or the building will need to be sprinklered.
 - Double doors will need to be fire rated and remain closed.
 - Bathroom will need to be part of fire area or doors to be fire rated.
- Bathrooms to meet accessibility standards.
- Men's bathroom requires a urinal per code.
- Accessible parking space(s) and access aisle required.
- Existing fire hydrant is sufficient for building addition per CCFD#3.
- Fire Apparatus Access requires sufficient turn-around per CCFD#3.

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MEMORANDUM

DATE: April 5, 2022

TO: Tim Woolett, Senior Planner

THRU: Don Ctibor, City Engineer, P.E.

FROM: Shawnie Peters, Development Engineer

**SUBJECT: CONDITIONAL USE PERMIT
 REVIEW BY PUBLIC WORKS
 SWISHER HALL ADDITION
 CUP 22-001**

Attn Tim:

Enclosed you will find the Public Works and Engineering comments regarding the above reference application. The following Public Works conditions must be satisfactorily addressed prior to the Site Construction Permit Approval, unless otherwise waived or modified by the Public Works Director and City Engineer.

1. Internal driveway and parking area Improvements

Per SMC18.60.030, the access to the proposed facility shall have safe vehicular and pedestrian access. This will be achieved through improvements to the driveway, parking and pedestrian access. Pedestrian access must be provided from the end of the Albert Haller Play Fields to the facility. Sidewalks shall extend around the perimeter building from the parking to the new double doors on the north side of the building for safe pedestrian access. The new parking area must be paved, with curb gutter and sidewalk.

SMC 18.60.030 Review criteria for Conditional Uses

In addition to the requirements prescribed herein below, conditional uses shall not be recommended or granted unless all of the following findings are made in the affirmative:

A. The proposal will not materially endanger the public health, safety, or general welfare, or generate undesirable impacts beyond the property boundaries.

Department of Public Works

B. The proposal will not substantially impact the reasonable use and enjoyment of surrounding properties.

C. The proposal is consistent with the overall goals and objectives of the comprehensive plan and any applicable subarea plans.

D. The cumulative effect of approving this and similar proposals will not cause an erosion of the purpose and intent of the comprehensive plan.

E. The character of the use is in harmony with the surrounding area, the applicant has demonstrated that the conditional use, with any proposed mitigations, will have no more impacts off-site than other uses which are permitted within the zoning district.

F. The proposed development meets all applicable noise, odor, lighting and buffer standards for the zone in which it is proposing to locate. (Ord. 97-019 § 4, Exh. B)

2. Parking/Driveway Requirements

- For circular driveway with planter in middle, please refer to Fire District 3 comments for minimum and maximum radiuses.
- The requirement for this project will be for the provision of the minimum ADA parking required adjacent the building and an ADA sidewalk connection of the new ADA parking to the facility.

3. Clallam Transit Considerations: Bus Stop, Bus Turnouts, Dial-A-Ride Service:

- a. Please coordinate with Transit services.

4. Utilities:

- a. Sewer and Water shall be brought up to current standards for the given usage, change in use, additional toilets, and proposed additions and new structures.

5. Water:

- a. Existing water meter and line may be used for additional bathroom fixtures.
- b. If fire sprinklers are required, a fire water line from the Guy Cole Center across Bell Creek to the proposed building shall be constructed.

6. Sewer:

- a. Proposal shows remodel of the existing bathroom and creation of an additional bathroom. The septic is served by a 2" lateral with a grinder pump. Provide a hydraulic analysis showing the 2" lateral and existing grinder pump can adequately support the expected load from the proposed addition.

7. Stormwater:

Improvements shall comply with the provisions of the 2012 Stormwater Management Manual for Western Washington, 2014 edition.

- a. Site redevelopment including roof area, driveway and parking, if over 5,000sf of new hard surface area triggers Minimum Requirements #1-9, including and Engineered Stormwater drainage plans, prepared consistent with the requirements of SMC Title 13; complying with the 2012 Stormwater Management Manual of Western Washington, updated 2014. SMC Table 17.12.020(A).

8. A Traffic Impact Analysis (TIA)

- a. A TIA will not be required for this project.

9. **Third Party Review:** Will not be required for this project.
10. **General Facility Charges:** Sewer and Water General Facilities charges will be assessed at the currently adopted rates and collected at the time the request for connection is made or, if a building permit is to be issued, at the time the building permit is issued for each unit per 13.72.030. For informational purpose, current fees for each unit are as follows per SMC 13.72.020(A2);
- Commercial Use GFC's: Determined by size of meter and use
11. **Impact Fees:** Transportation and Park Impacts fees must be paid at the currently adopted rates in accordance with SMC 22.04.030 before building permit issuance.
12. **Performance Bond:** will be required

NOTE: These comments are preliminary in nature and are subject to change upon discovery or receipt of new information. This review is to determine the standards by which the proposed project would be evaluated, and to provide the proponents and/or their agent with the requirements of the City of Sequim Public Works Department. This review does not provide the scope of outside agency involvement. The content of this review should in no way be construed and an approval or an intent to approve or deny, but merely provides the means by which a proponent may apply for review of a specific proposal and the standards on which a decision would be based.